

Comstock Estates Home Owners Assoc.
Quarterly Meeting Minutes July-11-2018

Keith Shafer called the meeting to order at 7:02pm at the Fruita Rec Center.

Board members in attendance: Keith Shefer, President; Ed Ralston, Treasurer; Robert Handford and Jim Jackson, Members at Large, and Lori Wood, HOA Mgr. Scott McKee was absent.

Fruita Policeman, Tony Gianetti, gave a talk about issues in Fruita and the subdivision that the Home Owners should be aware of. New code enforcement officer with the city is: .
Recreational vehicles can be parked no longer than 12 hours on city streets. Police can give them a warning to move the vehicle within 48 hours or be towed. It cannot just move it a few feet.

Minutes were presented and were approved by the membership in attendance.

Financials were presented by Ed R. Questions were asked and answered. The financials are moving from a cash basis to an accrual basis. The association is financially sound and unpaid assessments continue to be reduced.

ACC Committee: Robert Handford, chair of the ACC committee presented a new form and procedure. Shed construction were discussed. City of Fruita building codes for placement. Color, building material and size will still need to be approved by the ACC Committee.

Covenant Violation Enforcement: We have two new volunteers that drive the subd about twice a month to review violations. There is a new procedure in place to track violations, and the subsequent fines if any, more efficiently.

Old Buisness:

Keith discussed the new subdivision signs will be about \$3,500 each. The board will discuss if something different can be done. City of Fruita relaid all of the flagstones in Prospector Park. The board is working with the city to replace the park benches. The park is owned by the city. At this time there will be no sign at the park.

Neighborhood Watch was discussed. Jim has been working on it and has registered the subd. on the national website. This will continue to be researched.

The bushes in both of the round-a-bouts need to be trimmed. Lori will call for that work to be done.

Respectfully submitted,

Lori Wood, HOA Manager, Acting Secretary

